

Beth Knight
02/19/14



**RESIDENTIAL BOARD OF ADJUSTMENT
DECISIONS**

**Wednesday, February 19, 2014
1:30 PM**

**1000 Throckmorton
City Council Chamber
2nd Floor – City Hall**

Fort Worth, Texas 76102

For More Docket Information Visit:

<http://fortworthtexas.gov/planninganddevelopment/boards>

BOARD MEMBERS:

Paul Johnston, Vice Chair	<u>P</u>
Ronald R. Shearer	<u>P</u>
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Joey Dixon	<u>P</u>
De De Smith	<u>P</u>
Clifford (Carl) Logan, Chair	<u>P</u>
Wade Chappell	<u>P</u>
Eunice Givens	<u>P</u>
Robert Gutierrez (Alternate)	<u>P</u>

I. 12:30 P.M. LUNCH/WORK SESSION Pre-Council Chamber

A. Review of Cases on Today's Agenda.

II. 1:30 P.M. PUBLIC HEARING Council Chamber

A. Approval of Minutes of January 15, 2014 Hearing APPROVED 8-0-1



B. Translation Cases:

1. BAR-14-001

Mayli Ramirez

4909 Sunshine Drive

- a. Request a **SPECIAL EXCEPTION** in an “A-5/HC” One-Family District with a Historical and Cultural Overlay to permit the continued use of large animals and stables where the property owner lives more than ¼-mile from the subject.
- b. Request a **VARIANCE** in an “A-5/HC” One-Family District with a Historical and Cultural Overlay to permit the continued use of a stable that encroaches approximately one (1) foot into the required five (5) foot rear yard setback, creating a four (4) foot setback.
- c. Request a **VARIANCE** in an “A-5/HC” One-Family District with a Historical and Cultural Overlay to permit the continued use of a stable that encroaches approximately five (5) feet into the required five (5) foot rear yard setback, creating a zero (0) foot setback.
- d. Request a **VARIANCE** in an “A-5/HC” One-Family District with a Historical and Cultural Overlay to permit the provision of approximately seven thousand five hundred and fifty-five (7,555) square feet of pasture instead of the required forty thousand (40,000) square feet, deficient by approximately thirty-two thousand four hundred and forty-five (32,445) square feet.

MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 0-9

2. BAR-14-010

Fidel Perez

4137 Frazier Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a second carport, where a single carport is allowed.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit:
 - i. the continued use of the western carport that encroaches five (5) feet into the required five (5) foot side yard setback, creating a zero (0) foot setback.
 - ii. the placement of the southern carport encroaching five (5) feet into the required five (5) foot side yard setback, creating a zero (0) foot setback.

MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 1-8

C. New Cases:

3. BAR-14-009

Kenneth and Becky Baker

5717 Fursman Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of sunroom that will remove the required parking behind the front building line.

APPROVED 9-0



4. **BAR-14-012**

Steven Simpson
2948 Misty's Run

- a. Request a **VARIANCE** in an "A-43" One-Family District to permit the construction of a pool that encroaches approximately fifteen (15) feet into the twenty-five (25) foot side yard setback, creating an approximate ten (10) foot side yard setback.

APPROVED 9-0

5. **BAR-14-013**

David & Jennifer Kostohryz
3404 Autumn Drive

- a. Request a **VARIANCE** in an "A-43" One-Family District to permit:
 - i. the construction of a garage that encroaches approximately eighteen (18) feet six (6) inches into the twenty-five (25) foot side yard setback, creating an approximate six (6) foot (6) inch side yard setback.
 - ii. the continued use of a greenhouse that encroaches approximately twenty-four (24) feet into the twenty-five (25) foot side yard setback, creating an approximate one (1) foot side yard setback.

APPROVED 9-0

6. **BAR-14-015**

Golden Rental LLC by Nick Martin
1520 Canterbury Circle

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a carport within the front yard, leaving a five (5) foot setback.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued enclosure of the garage that removed the required parking behind the front building line.
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a storage building that encroaches approximately three (3) feet into the five (5) foot side yard setback, creating an approximate two (2) foot side yard setback.

APPROVED 9-0

7. **BAR-14-016**

Salvador Carrillo & Kara Martinez
400 Essex St

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a four (4) foot wood screening fence in the second front yard of a through lot, along the west property line.
- b. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of a wood screening fence ten (10) feet in height, excessive by six (6) feet, in the second front yard of a through lot, along the west property line.
- c. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of a wood screening fence ten (10) feet in height, excessive by two (2) feet, on the side yards.

APPROVED 9-0



8. BAR-14-017

Barry L. Green
412 Ridgewood Road

- a. Request a **VARIANCE** in an “A-21” One-Family District to permit the construction of a covered porch that encroaches approximately five (5) feet into the ten (10) foot side yard setback, creating an approximate five (5) foot side yard setback.

MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 3-6

9. BAR-14-018

Eddie & Diana Smart
10240 W. Rancho Diego Lane

- a. Request a **VARIANCE** in an “A-43” One-Family District to permit:
- i. the construction of a garage that encroaches twenty (20) feet into the twenty-five (25) foot side yard setback, creating a five (5) foot side yard setback.
 - ii. the continued use of a storage shed that encroaches approximately eighteen (18) feet into the twenty-five (25) foot side yard setback, creating an approximate seven (7) foot side yard setback.

APPROVED 9-0

10. BAR-14-019

Samuel Cripe
124 Elliot Avenue

- a. Request a **VARIANCE** in a “B” Two-Family District to permit the construction of a porch that encroaches four (4) feet into a fifteen (15) foot front yard setback, creating an eleven (11) foot front yard setback.

APPROVED 9-0

III. ADJOURNMENT:

3:20 PM

ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City’s ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA DURANTE LA REUNION PUBLICA:

El Edificio Municipal de la Ciudad de Fort Worth, City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan servicios de intérpretes o lectores/impresiones con letra grande que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad, llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunion para que se hagan los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.